

# Plaza Corona del Mar



Planning Commission, Public Hearing  
3900 and 3928 East Coast Highway  
January 3, 2013

STAFF PRESENTATION  
PA2010-061





# Aerial Photograph



# Project Overview



## ■ Mixed-Use Development

- 6 detached dwelling above a subterranean parking structure
- 2,160 SF office addition above existing 535 SF specialty food use
- 10-space shared parking lot

## ■ Requested Applications (PA2010-061)

- Site Development Review No. SD2012-001
- Conditional Use Permit No. UP2012-011
- Modification Permit No. MD2012-011
- Tentative Tract Map No. NT2012-001
- Variance No. VA2012-007

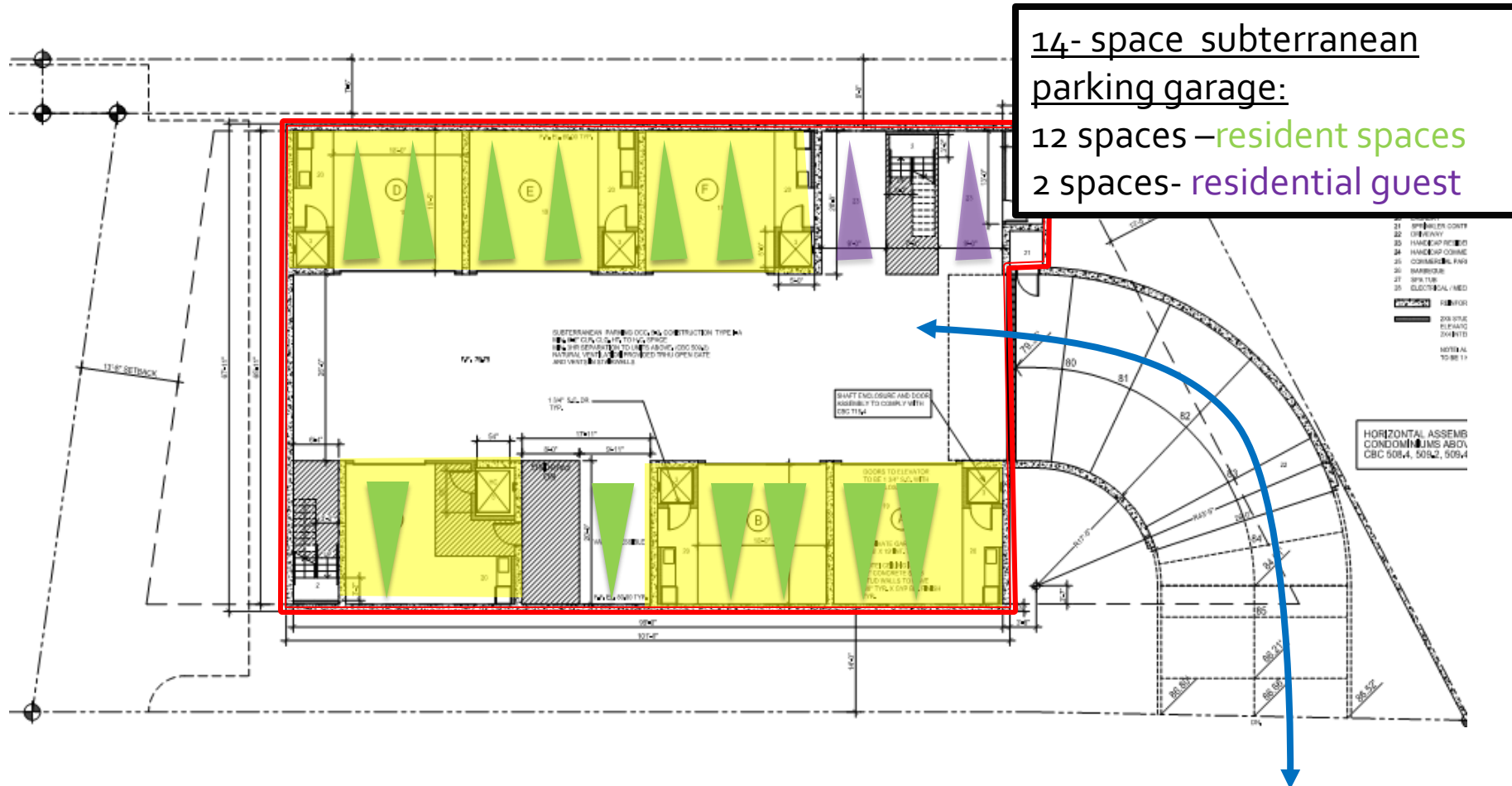
# Continued from Dec. 6th



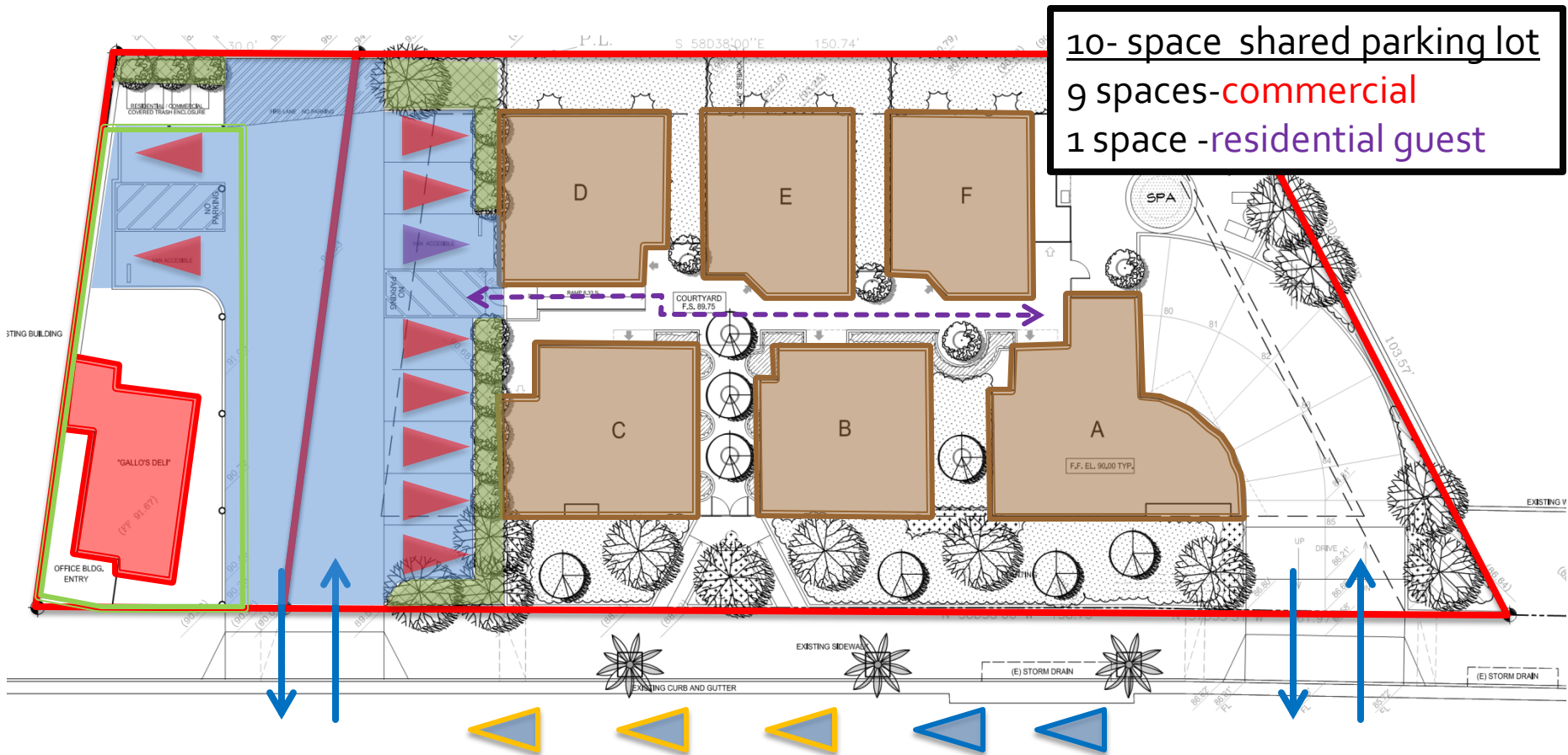
- Concerns with shared use of parking lot
  - Possibility of waiving 1 residential guest space
- Requested additional details regarding architectural style and materials
- Clarification regarding the retention of the existing Gallo's structure



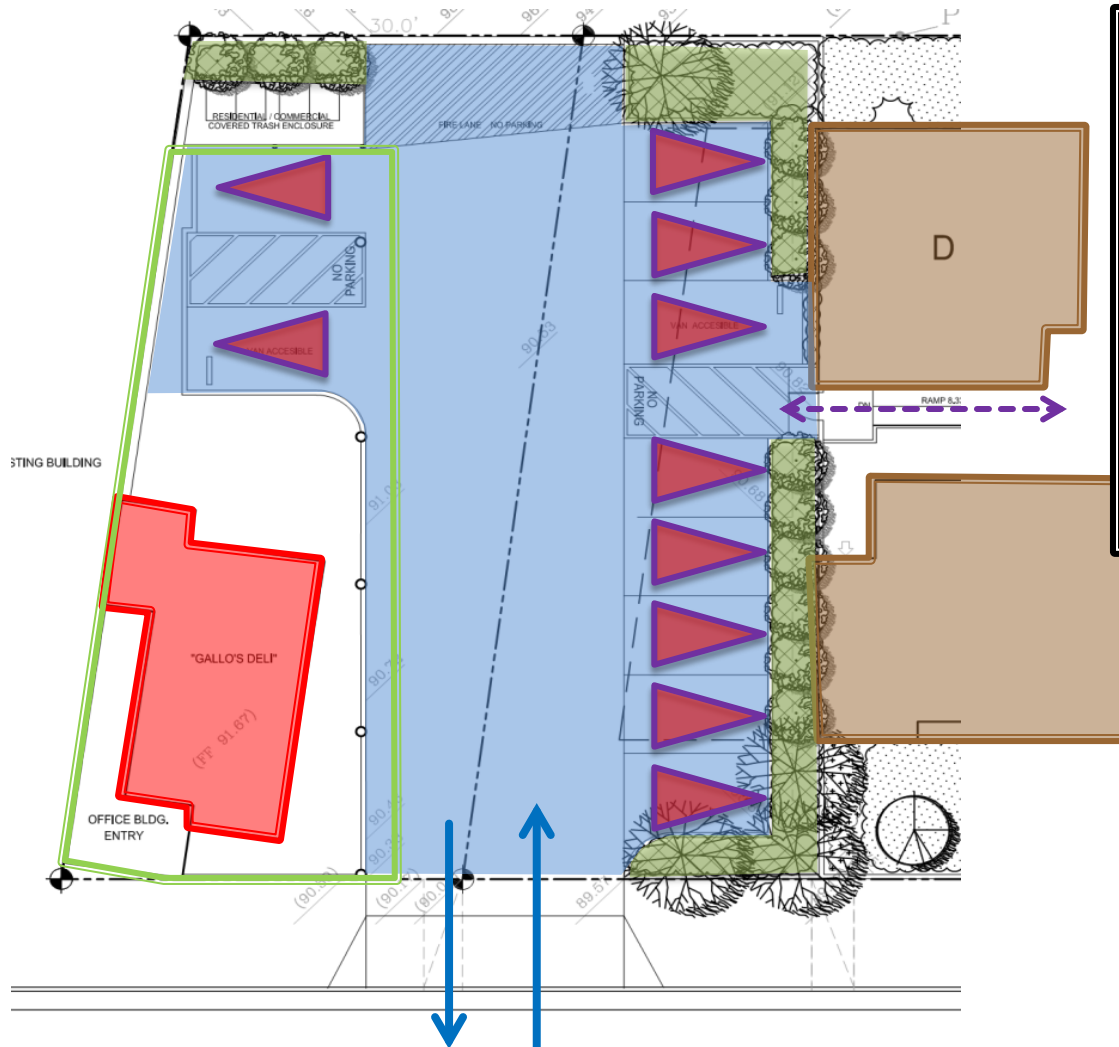
# Proposed Parking Configuration Residential Basement



# Proposed Parking Configuration Ground-Level Parking Lot



# Originally Proposed Unrestricted Shared Parking



## 10 space shared parking lot

Meets parking requirements

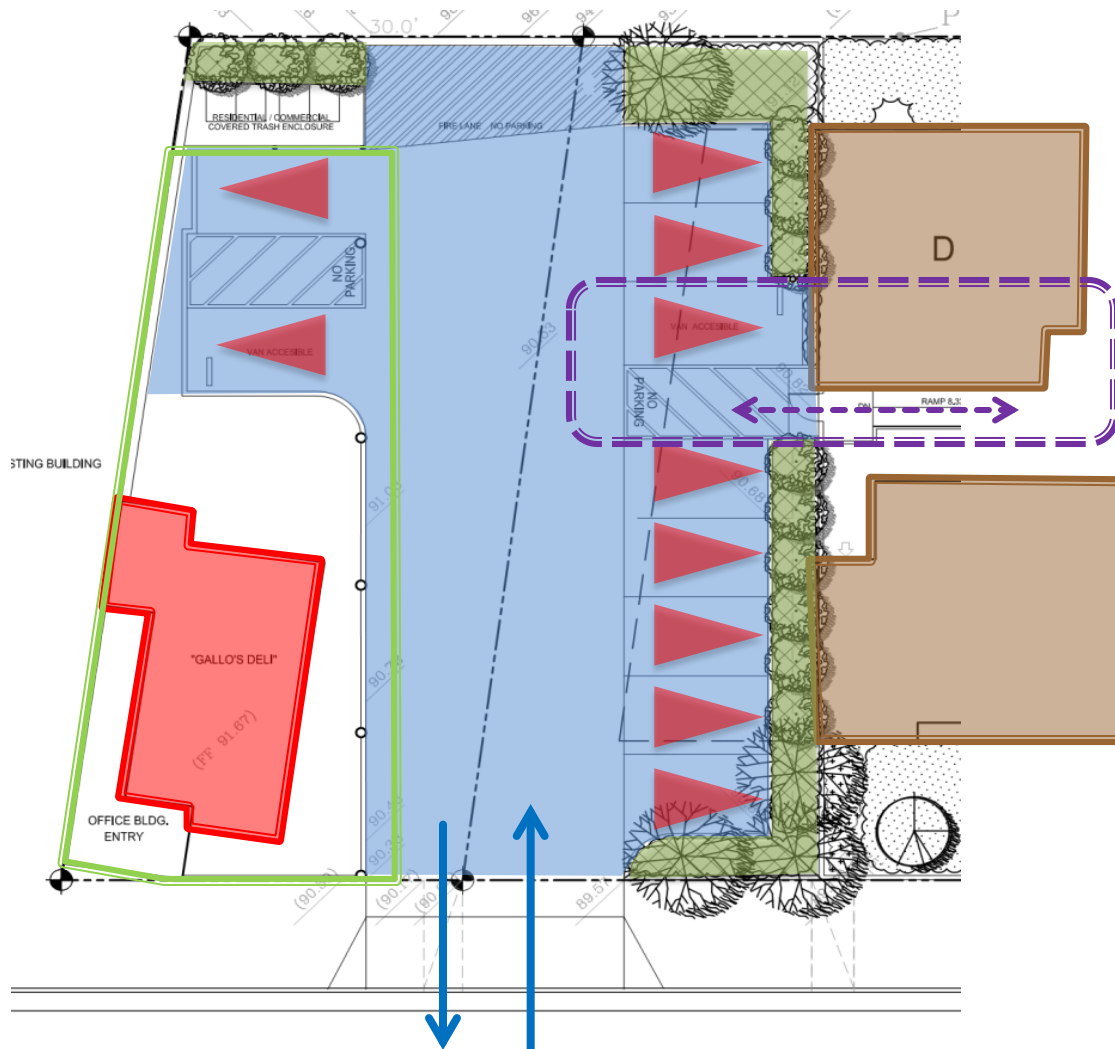
- 9 spaces commercial
- 1 space residential guest

Users unrestricted

## Issue:

Potential parking conflicts during day

# PC Recommendation Commercial Parking Only



## 10 space commercial parking lot

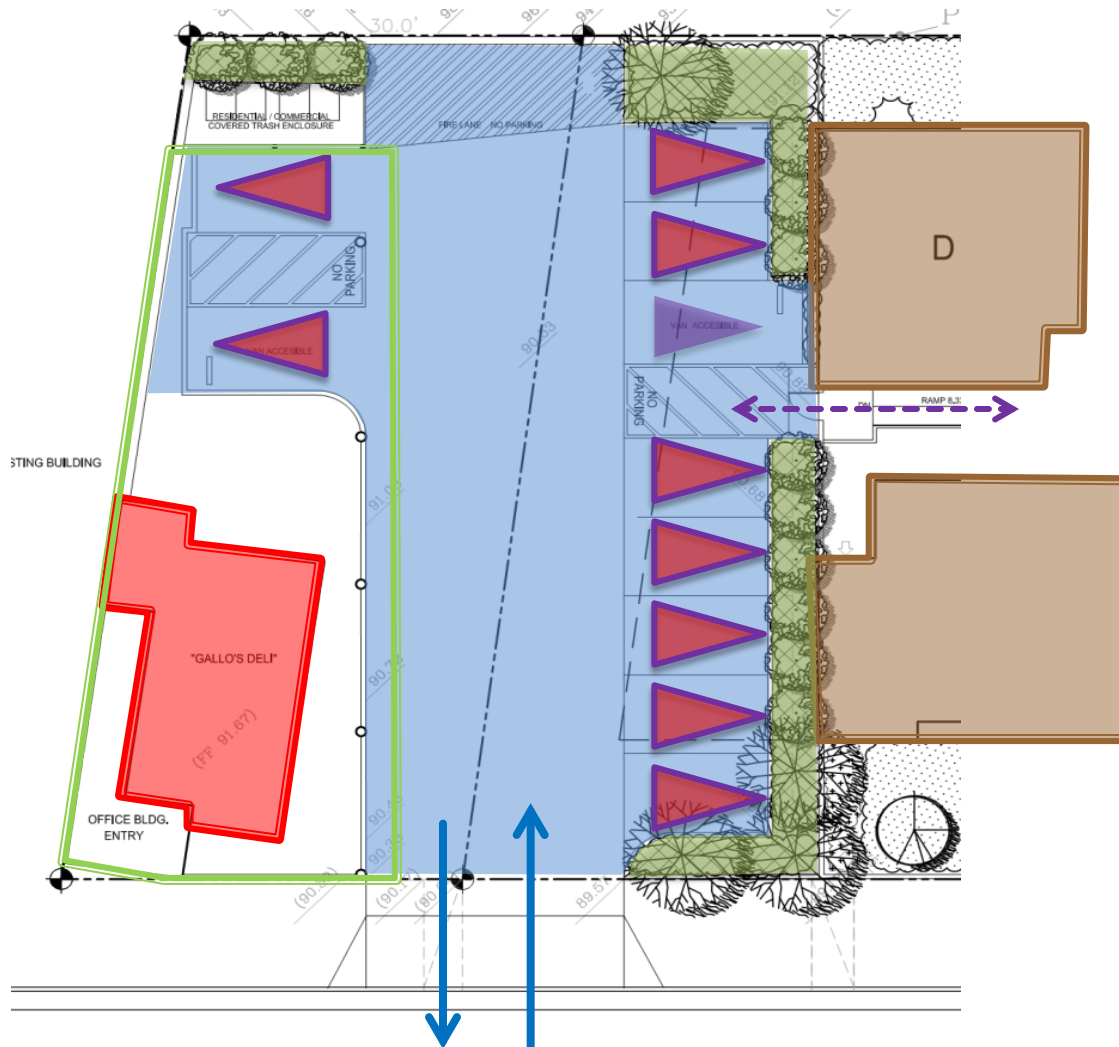
- Requires waiver of 1 residential guest space
- Restricted for commercial users during regular business hours

## Issues:

- Building Code requires van accessible residential guest space
- Cannot be waived as designed
- Relocation into basement would require significant redesign and addition of public elevator



# Revised Staff Recommendation Restricted Share Use



## 10 space shared parking lot

- 1 van accessible space – restricted at all times for residential use
- 9 spaces- restricted for commercial users during regular business hours (8am to 6pm)
- No user restrictions 6pm to 8 am, except no commercial overnight parking

# Architectural Design Northwest Perspective





# Architectural Design Northeast Perspective





# Retention of Gallo's During Construction

- Not needed to retain vested land use rights of Specialty Food Permit
- Intent is to maintain on-going client base
- Determined to be structurally feasible

# Retention of Gallo's





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